

**Summary of Interim Capital Projects**

<b><u>Institution</u></b>	<b><u>Project Name</u></b>	<b><u>Amount</u></b>	<b><u>Action</u></b>
College of Charleston	Craig HVAC & Renovation	\$ 1,250,000	increase
	Science Center Renov. & Constr.	2,782,000	increase
	Stern Student Ctr. Expan. & Renov.	4,650,000	increase
	Site Development & Beautification	1,000,000	establish
	McConnell Residence Hall Renov.	2,000,000	increase
Medical University	Campus Storm Damage Mitigation	781,000	increase/revise scope
USC-Columbia	Food Service Facilities Expansion and Renovation	750,000	increase/revise scope
	Energy Contract Implementation	24,000,000	establish
	Sumwalt Coll. Nano Center Renov.	1,500,000	increase/revise Scope
	Bull Street Parking Garage	10,550,000	increase
	Russell House Improvements	1,200,000	establish
Winthrop University	Peabody Health & Physical Education Complex Renovation	17,000,000	increase/revise scope/change funding source & name
	New Student Center	11,500,000	increase/revise change fund source
Greenville TC	Northwest Campus Construction	1,618,000	establish
Horry-Georgetown TC	Allied Health Wing-Georgetown	2,004,910	establish
Spartanburg TC	Academic Library Bldg. Phase I	<u>5,300,000</u>	establish
Total:		\$87,885,910	

**LEASE**

College of Charleston	Warren Property (Student Housing)	\$ 1,000,000	annually
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## Detailed Descriptions of Interim Capital Projects

### College of Charleston

Craig HVAC and Renovation \$ 1,250,000 -increase  
(previous funding \$1,250,000)

Source of Funds: \$ 1,250,000 -revenue bonds

#### Description

The Commission approved the replacement of the HVAC in Craig Residence Hall and interior renovations to the cafeteria in March of 2003. The project was increased in November to include repairs to the roof, windows, doors, and exterior stucco, and upgrades to the fire and life-safety systems. Following an analysis of the scope of work, the completion of the schematic design, and an engineering analysis of the HVAC system, the revised estimate for the project is \$2.5 million. The major reason for the increase is the extent of work necessary for the HVAC. The facility was constructed in 1961 and the mechanical systems are original to the building. An extensive overhaul is required to insure the health, safety and comfort of the residents.

#### Recommendation

Staff recommends approval of this project as proposed.

### College of Charleston

Science Center Renovation \$ 2,782,000 -increase  
& Construction  
(previous funding \$9,000,000)

Source of Funds: \$ 2,782,000 -federal funds

#### Description

The College of Charleston requests approval to increase the projected budget to include receipt of additional federal funds.

#### Recommendation

Staff recommends approval of this request as proposed. A copy of the federal grant agreement is on file in the CHE offices.

### College of Charleston

Stern Student Center Expansion \$ 4,650,000 -increase  
& Renovation  
(previous funding \$350,000)

Source of Funds: \$ 4,650,000 -revenue bonds

#### Description

The request is to increase the project budget to reflect the estimated total project costs, including design and renovation costs. The original submission of this project was approved as part of the 2003 CPIP. This increase is to reflect the estimated total project cost, including design and renovation costs.

#### Recommendation

Staff recommends approval of this project as proposed.

Site Development and Beautification	\$ 1,000,000	-establish
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Source of Funds: \$ 1,000,000 -revenue bonds

The establishment of this project will allow the College to begin the implementation of the grounds and streetscape portion of its Campus Master Plan. The Plan contains recommendations for improvements to the external areas of the campus that will improve safety, circulation, functionality, and appearance. The estimated total cost for all of the recommendations is \$5 million. The College will proceed annually with various improvements based on available funding.

Staff recommends approval of this request as proposed.

McConnell Residence Hall Renov. (previous funding \$1,000,000)	\$ 2,000,000	-increase
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Source of Funds: \$ 2,000,000 -revenue bonds

Following an analysis of the scope of work and the completion of schematic design, the revised estimate for the project is \$3,000,000. The major changes involve exterior brick repair, window and door replacement, the installation of a sprinkler system and other upgrades to the security, fire and life-safety systems.

Staff recommends approval of this request as proposed.

Campus-wide Storm Damage Mitigation (previous funding \$950,417)	\$ 781,000	-increase/revise scope
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Source of Funds	\$ 781,000	-federal (FEMA) grant
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MUSC was awarded a grant from the Federal Emergency Management Agency (FEMA) through the State of SC, Office of Adjutant General, Emergency Preparedness Division for disaster relief activities. This program is an ongoing grant program where funds are awarded periodically as they become available. The first project was established in April 2002 to provide protection from wind damage for the Psychiatric Institute; the second was for installation of flood water barriers to protect vents and entrances on the first floor of the Storm Eye Institute and Clinical Sciences Buildings. Additional funding has become available and MUSC will receive an additional \$781,000 in grant funds to provide for the installation of flood barriers at Rutledge Tower and further flood barrier work on the Clinical Sciences Building. This request is to increase the project to include the new grant funds and to revise the scope to include the work on Rutledge Tower.

Staff recommends approval of this project as proposed. A copy of the grant award letter is on file in the CHE offices.

Facilities Renovation/Expansion (previous funding \$4,994,904)	\$ 750,000	-increase/revise scope
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Source of Funding:	\$ 750,000	-institutional capital project funds (ICPF)
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This request is to provide additional funding for projects with scope changes since the initial budgets were set based on a campus survey of existing food service facilities. The increase and revised scope includes additional food service infrastructure in the Russell House, the Humanities area, and 1600 Hampton Street.

Staff recommends approval of the project as proposed.

Energy Performance Contract Implement.	\$ 24,000,000	-establish
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Source of Funds: \$ 24,000,000 -State Treasurer's Office  
(installment loan program)

USC has issued a Request for Qualifications (RFQ) for an Energy Performance Contract for the Columbia Campus. Two contractors have been selected to perform an investment grade audit to identify energy saving projects, determine cost savings to be realized from implementation of the projects identified, and determine other needed critical energy or utility related projects that can be financed through annual savings generated by the projects. A preliminary audit identified energy saving projects with a cost of \$16 million. These projects are projected to generate \$2.3 million in average annual energy savings which could be used to borrow as much as \$24 million for use in funding the energy savings and other projects proposed by the vendors conducting the audits. Once the audit is complete, the proposals will be evaluated and USC will determine the projects that it desires to include in the contract and will be negotiating with the contractors in the order in which they are ranked.

Staff recommends approval of this project as proposed.

Sumwalt College Nano Center Renovation (previous funding \$1,869,620)	\$ 1,500,000	-increase/revise scope
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Source of Funding: \$ 1,500,000 -departmental research funds

### Description

This request is to increase the budget to fund the renovation of the first floor, west wing, to up-fit the space for a new researcher. This portion of the work will be referred to as Phase C. This area is approximately 8,000 square feet.

### **USC-Columbia**

Bull Street Parking Garage Addition                      \$ 10,550,000 -increase  
(previous funding \$450,000)

Source of Funds:    \$ 10,550,000 -parking revenue

### Description

This project is to construct an addition to the Bull Street Parking Garage, located at the corner of Bull and Blossom Streets. The addition will face Blossom Street and will provide 900-1000 additional parking spaces.

### Recommendation

Staff recommends approval of this project as proposed.

### **USC-Columbia**

Russell House Improvements                              \$ 1,200,000 -establish

Source of Funds:    \$ 1,200,000 -ICPF

### Description

This project is for various facility repairs and upgrades to complement recent renovations to the food services facilities in the building and continue modifications to improve the functionality of the building. Work includes modifications to the ramp on the north side of the building, modifications to walk from Greene Street Crosswalk to the north plaza, replacement of windows on the third floor of the west wing, patching and painting of concrete facade, upgrades to the fire alarm system, and HVAC improvements.

### Recommendations

Staff recommends approval of this project as proposed.

### **Winthrop University**

Peabody Health & Physical Ed.

Complex Renovation                                      \$ 17,000,000 -increase/change funding source/  
(previous funding \$4,400,000)    revise scope/change project name

Source of Funds:    \$ 2,000,000 -capital improvement bonds  
    15,000,000 -institution bonds  
    \$ 17,000,000

### Description

The scope of this project has been revised to constructing a new building and, rather than renovating a portion of the existing Peabody Building, demolishing the existing structure to make space for the Student Center construction (approved April 2003). The budget and source of funds are being changed to reflect construction funds being obtained through the University rather than previously requested capital bonds. The \$4.4 million already approved will contribute toward the total cost of the project. Along with these changes, the name of the project

should change to reflect the name of the new facility – Lois Rhome West Health Physical Education and Wellness Center.

Recommendation

Staff recommends approval of this project as proposed.

**Winthrop University**

Student Center Construction (previous funding \$500,000)	\$ 11,500,000	-increase/change fund source/revise scope
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Source of Funds:	\$ 7,500,000	-institution bonds
	<u>4,000,000</u>	-food service operations
	\$ 11,500,000	

Description

A new student center will be constructed in the center of the campus adjacent to the Peabody renovation (above). The new student center will contain a food court, offices, and student activity areas to service the growing population of students. Renovation of the existing student center was considered, however, additional study revealed that the optimal location for the student center is in the center of the campus. The current student center is across a busy street away from the center of the campus. It will eventually be renovated for use as general classroom space.

Recommendation

Staff recommends approval of this project as proposed.

**Greenville TC**

Greenville-Northwest Campus Constr.	\$ 1,618,000	-establish
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Source of Funds:	\$ 1,618,000	-local
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Description

This is Phase I of a two-phase project to establish a permanent campus in Northwestern Greenville County. Phase I consists of architectural and engineering design and site development work for building number one. Phase II consists of Building One construction, which will occur after all funding sources have been finalized and are in place. This project is needed because the current temporary leased facility housing the Northwest Campus programs is unsuitable for long-term occupancy. The property was previously purchased for the explicit purpose of developing a permanent Northwest Campus, and was approved by CHE in June 2002. This project has been approved by the State Board for Technical and Comprehensive Education (SBTCE).

Recommendation

Staff recommends approval of this project as proposed.

**Horry-Georgetown TC**

Allied Health Wing – Georgetown Campus	\$ 2,004,910	-establish
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Source of Funds:	\$ 782,280	-federal
	1,000,000	-private
	<u>222,630</u>	-local
	\$ 2,004,910	

### Description

This project is to construct a new allied health wing on the Georgetown Campus. Georgetown County is in desperate need of trained allied health workers. The local hospital has been importing workers from out of the country. Due to the critical need, the College has been able to secure private and federal funds to help support the cost of this project.

The project was originally submitted on Year 2 of the Comprehensive Permanent Improvement Plan (CPIP) as a request for state bond funding. The institution was able to obtain funds from other sources and requests to begin this project earlier than originally proposed. This project has been approved by SBTCE.

### Recommendation

Staff recommends approval of this project as proposed.

### **Spartanburg TC**

Academic Library Building-Phase 1                      \$ 5,300,000    -establish project

Source of Funds:    \$ 5,300,000    -tuition-backed loan funds

### Description

This project was included as an 04-05 project in the Comprehensive Permanent Improvement Plan. The entire project is for an Academic/Library Building with approximately 75,000 square feet costing an estimated total of \$11,225,000. Given the conditions of the current library, this project must be completed by 2006. The college has arranged for financing of the \$5,300,000 needed for the first phase of the project through loan funds. The College is asking that the project be approved as a two-phase project. Phase I will be built with college funds. State funds through CPIP will continue to be requested for Phase II, using Phase I as the required local match for state funding.

### Recommendation

Staff recommends approval of this project as proposed. This project has been approved by the SBTCE.

## **LEASE**

### **College of Charleston**

Warren Place Lease    \$ 1,000,000    -annually/nine-year term

Source of Funds:    \$ 1,000,000    -student housing fees

### Description

This request is to lease the property known as Warren Place, located at 1, 10, and 20 Warren Street in Charleston, for use as a student residence hall and parking. The facility contains approximately 100,000 square feet and includes 289 beds in full apartments as well as 121 surface parking spaces. The initial term of the lease is for nine (9) years beginning on August 15, 2004, with six (6) one (1) year options to renew. Additionally, the College has the first right of refusal to purchase the facility in the event of a sale. The basic annual rent is \$1,000,000. Each subsequent year's basic rent will be adjusted to reflect the change in the Residential Consumer Price Index. In addition, the college will be responsible for all normal costs of maintenance and operation, including taxes, insurance, and utilities.

Recommendation

Staff recommends approval of the lease provided the Budget and Control Board's Leasing Office approves the rates and terms of the lease.